



DRC Minutes

March 13, 2018

Committee Members Present: Community Development Director Jason Bond, City Engineer Norm Beagley, Engineer in Training Jon Lundell, Building Official Randy Spadafora, Public Works Director Wade Eva, and Police Chief Rod Hurst. Fire Chief Olson, Infrastructure Inspection Jared Shepherd, City Manager Ben Reeves, and Post Office Official Jon Mendenhall were excused.

Others attending: Centennial Park Condo's Representatives; Tyrell Gray, Shane Morris, Scott Peterson and Ryan Hall. Orchard Park Condo's Representatives; Scott Peterson.

Mr. Beagley called the meeting to order at 10:02 a.m.

Centennial Park Condo's:

Centennial Park Condominiums have received previous site plan approval; this is an additional step to approve the subdivision and allow them to potentially sell the unit's individually.

Public Works:

Mr. Eva asked if the infrastructure is existing. Mr. Beagley stated that the majority is existing, but they are missing storm drain R tanks on 1st South, as well as landscaping. Mr. Eva asked if the South sidewalk lines up to the existing sidewalk so it is a traversable transition. Mr. Lundell explained that the sidewalk transition was given as a site plan inspection requirement.

Planning:

Mr. Bond clarified that in the future, subdivision approval will have to be given prior to site plan approval. He offered the suggestion that parking for the units is assigned in order to help mitigate street parking. He explained that the City will be strict on parking and won't allow residents to park in the Public Safety Building parking lot. He clarified that there aren't any additional requirements for this site. Mr. Hall explained that the HOA will provide parking guidelines as well as assign, and enforce parking.

Mr. Beagley explained that the site plan and subdivision requirement will be one process from now on. There may be a possible code change reflecting such. Mr. Beagley also stated that HOA documents need to be turned into the City for review. Mr. Gray said that he would send them to Mr. Beagley after the meeting.

Engineering:

Mr. Beagley stated that the finalized site plan in 2017 shows a different footprint than what is being built and needs to be clarified. Site plan improvements, including landscaping, and the

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trash enclosure must be done along with the first building. R tanks on the South end need to be installed for storm drainage. He clarified that landscaping can't be deferred once the P.I. system is operational for the season. The West side 10-foot setback with dedicated sidewalk doesn't meet setbacks. Currently there is a perpetual easement for the sidewalk but isn't dedicated to the City. Mr. Beagley said if the sidewalk is dedicated to the City they will only have a 5-foot setback. Mr. Bond indicated there may be MSR clause exception that allows reduced setbacks. Provide proposed addresses. Mr. Spadafora clarified that he needs the actual address's rather than the unit numbers listed on the plat.

Mr. Beagley stated that he will email the redlines to the developer as well as update them on the setback issue.

No comments from Police.

Pending comments from Fire Chief and City Manager.

Motion: Mr. Bond motioned to recommend the approval of the preliminary plat for Centennial Park Condo's. Conditioned upon the engineering redlines being addressed. That the setbacks for the West side of building and the easement are confirmed. That parking regulations are considered, and that the addresses are assigned as numbers rather than letters. Mr. Lundell seconded. The vote was unanimous in the affirmative.

Orchard Park Condo's:

Located on 400 S. and 100 West. Administrative action to approve the plat.

Mr. Beagley explained that the developer is adding 14 parking stalls on 4th South. Storm drainage needs to be done before they are installed.

Mr. Peterson asked if it will be an issue if the storm drain runs back into the curb, he stated that he will conduct calculations for the storm tech chambers. Mr. Beagley stated that he will review the calcs to determine storage and make sure that it won't be overloaded.

Public Works:

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Mr. Eva expressed concern about the sidewalk at the East end. Mr. Bond suggested stairs and a handicap ramp as a possible solution. Mr. Beagley suggested that some road base is removed and sloped off to soften the drop making it closer to 5-1 or 6-1. Mr. Peterson stated that he is willing to do that.

Mr. Eva asked if any utilities have been added to Center Street. Mr. Beagley answered that they haven't, and they will be making road cuts for such in the future. Mr. Beagley said that a pre-construction meeting needs to be held for the Center Street units.

Mr. Beagley asked if there will be parking access on Center Street for the unit's based off there. Mr. Peterson confirmed that there will be parking there.

Building Official:

Mr. Spadafora stated that he hasn't reviewed the addresses for the three single family homes. Mr. Beagley stated that they were addressed before this subdivision plat was submitted.

Planning:

Mr. Bond expressed appreciation to the developer for working with the City regarding Parking concerns.

Mr. Beagley asked if the HOA CC&R's have been reviewed. Mr. Lundell confirmed that they have been.

No Comments from Police.

Motion:

Mr. Lundell motioned to grant final approval for the Orchard Park Condos subdivision plat based on the following conditions; That the storm drain calcs are addressed. Additional parking is added on 4th South. Road base is added to the sidewalk on the East end. Also that a pre-construction meeting is held before the units on Center Street are built. Mr. Bond seconded. The vote was unanimous in the affirmative.

Mr. Peterson asked if covered outdoor parking is a better solution to garages. He also asked if garages are required. Mr. Beagley replied that garages are required for twin homes, but not for multifamily units. Mr. Bond suggested that Mr. Peterson add a clause to the HOA documents that requires garages to be used for parking rather than storage.

Stone Hollow Plat J:

Final plat approval for Stone Hollow Plat's J and K. It will be the build out of Stone Hollow.

Public Works:

Mr. Eva asked about the dead end and snow plowing. Mr. Beagley stated that there is a snow loading easement that would be recorded on the plat. Mr. Beagley asked that the developer doesn't include a drive approach for that easement. He suggested that sidewalk goes all the way down to the easement, but that no other improvements are made.

Mr. DeMarco asked if snow can be pushed off of the slope, in order to remove the snow load area. Mr. Beagley stated that it can't be done because it's private property. Mr. DeMarco stated that the home on lot 171 will have to front North because the East side doesn't have enough frontage. Because of this he asked if the no access to the North can be removed while still keeping the 10 by 15 easement. Mr. Eva stated that he doesn't care if the home owner uses the easement, but they need to know that they can't use it in the winter. Mr. DeMarco stated that he just needs to be clear upfront with the buyer to prevent issues.

Police:

Chief Hurst asked if the Ekins property is to both the West and the North. Mr. Beagley explained that it's just to the West, the Kay property is to the North.

Building Official:

Mr. DeMarco asked if the City can assign the addresses due to previous address issues in this location. Mr. Spadafora stated that since it's been so difficult he is willing to assign the addresses. Mr. Beagley stated that address comments will be pending.

Engineering:

Mr. Beagley stated that there is no distance and bearing to the tie line. Mr. Lundell stated that the mailbox pad needs to be labeled on the plat. Improvements other than the side walk for the easement also need to be removed.

No other comments from Planning.

Motion:

Mr. Bond motioned to grant final approval for Stone Hollow Plat J based on the following conditions; Addressing is assigned. A plat note for lot 171 is included stating that the no access on Sandstone Way is removed, but the snow loading easement remains. And that all

engineering redlines are addressed. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Stone Hollow Plat K:

Building Official:

Mr. Spadafora stated that he will provide addressing for Stone Hollow Plat K while he is assigning Plat J.

Engineering:

Mr. Lundell stated that the North West radius lines don't match and needs to be a 15-foot radius.

No comments from police.

Motion:

Mr. Bond motioned to grant final approval for Stone Hollow Plat K based on the following conditions. A plat note for lot 192 is made requiring the driveway to be on the East side. The radius of the intersection is fixed. And all engineering redlines are addressed. Mr. Lundell seconded. The vote was unanimous in the affirmative.

Discussion on roadway width and parking for Multifamily:

Discussion was held on roadway width and parking for Multifamily?

Mr. Beagley explained that this is a broad discussion that came about because of a specific proposal for The Orchards Development on the east side of center street. The two roads around the proposed high density units were originally planned as private roads. Private roads are no longer allowed according to City code, which means that 24 foot roads aren't allowed. Mr. Beagley explained that the typical road right of way is a 55-feet.

Mr. Beagley asked if the DRC is ok with the sidewalk only being on one side of the road & not behind driveways to the townhomes. His recommendation is that the park strip and sidewalk are not installed on the majority side of the townhomes.

Mr. Beagley stated that 29 feet of oil is the normal standard. He asked Mr. Eva if 29 feet of oil is enough for public works. Mr. Eva replied that at least 32 feet of oil will be needed in order to

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plow snow. Mr. Beagley explained to the developer that the DRC is asking for 3 feet of extra oil, and the removal of one sidewalk and park strip.

Mr. Beagley expressed concern about people parking in front of the units, and suggested that the road is “bulbed in” or designated as no parking. Mr. Reeves suggested that additional parking is provided along the south side of 1050 N. and along the north side of 990 N. the front with the appropriate setback.

Mr. Bond discussed the length of driveways. Mr. Beagley and Mr. Bond recommended that the developer move the unit’s up and allow 20-foot parking stalls in the back to allow for driveway parking at the rear of the units facing the interior streets.

The developers explained that they don’t have enough room to provide 24 by 24 foot garages per the new ordinance. They stated that their proposed garages are currently 23 feet by 20 feet and asked if a variance is possible.

Mr. Reeves suggested that the developer propose the idea to the Council. He stated that because the size is so close, they may consider an equivalent square footage. Mr. Beagley suggested that they bring up the proposal at the City Council Meeting when they discuss their preliminary plans.

Minutes:

Mr. Reeves motioned to approve the minutes from February 13th, and February 27th. Mr. Beagley seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Lundell motioned to adjourn at 10:33 a.m.

Jason Bond Community Development Director

Kira Petersen, Deputy Recorder